

PUBLIC HEARING - April 15, 1969

Appeal No. 9994-95 F.L. Warren Brokaw and C. Kirkman, et al,
appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried,
the following Order of the Board was entered at the meeting of
April 23, 1969.

EFFECTIVE DATE OF ORDER - April 23, 1969

ORDERED:

That the appeal for permission to continue parking lot for
five (5) years at 1721-25 - 20th Street, NW., Lots 16-18,800,
Square 110, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District.
2. The property had been previously used as a commercial
parking lot under Certificate of Occupancy No. B57212 and B44866.
3. Appellant proposes to continue use of the property as a
commercial parking lot for an additional five (5) years.
4. The Department of Highways and Traffic offers no
objection to the granting of this appeal.
5. No objection to the granting of this appeal was
registered at the public hearing.

OPINION:

We are of the opinion that the continuance of this parking
facility will not create any dangerous or otherwise objectionable
traffic conditions, that the present character and future develop-
ment of the neighborhood will not be adversely affected and that
the lot is reasonably necessary and convenient to other uses in
the vicinity. However, the Certificate of Occupancy shall not
issue until the conditions hereinafter set forth in this Order are
complied with.

This Order shall be subject to the following conditions:

[a] Permit shall issue for a period of five (5) years, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

[b] All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

[c] An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

[d] Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

[e] No vehicle or any part thereof shall be permitted to protect over any lot or building line or on or over the public space.

[f] All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

[g] No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.

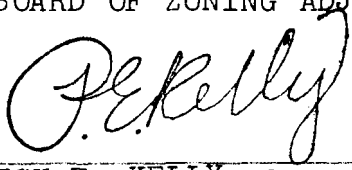
[h] Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


PATRICK E. KELLY, Secretary of the Board